



FREESTANDING BUILDING

23132 US Highway 281 N, San Antonio, Texas 78246

FOR SALE



EXCELLENT OPPORTUNITY

- Approximately 10,800 GSF
- 100% HVAC
- Accessible from Hwy 281
- Category One
- Cross access into Village of Stone Oak Center
- Minutes from TPC Cibolo Canyons
- Up to 44 Parking spaces



CONTACT INFO:

DAVID HELD

210.918.6401 d
210.846.6666 c
dheld@endurasa.com

ALBERT MCNEEL, SIOR

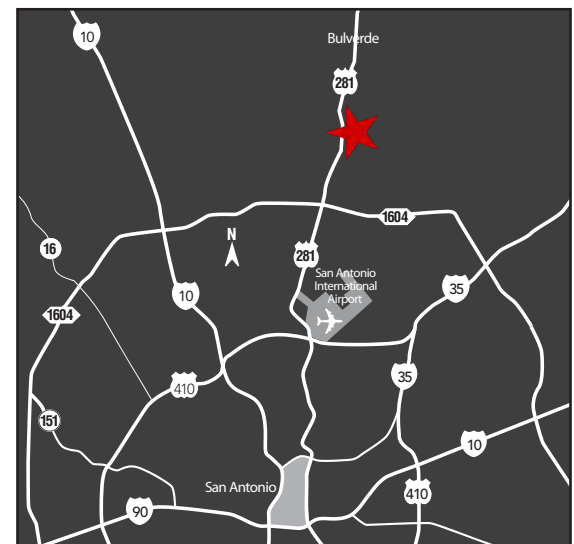
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amcneel@endurasa.com

Asking Price: **\$2,375,000**
Building Size: **10,800 GSF**
Lot Size: **44,741.76 SF**
Year Built: **2003**
Zoning: **C2 - ERZD**
Parking: **Up to 44 spaces**

Tenant will Vacate at Closing



210.366.2222 phone
210.366.2231 fax
9311 San Pedro, Suite 850
San Antonio, Texas 78216
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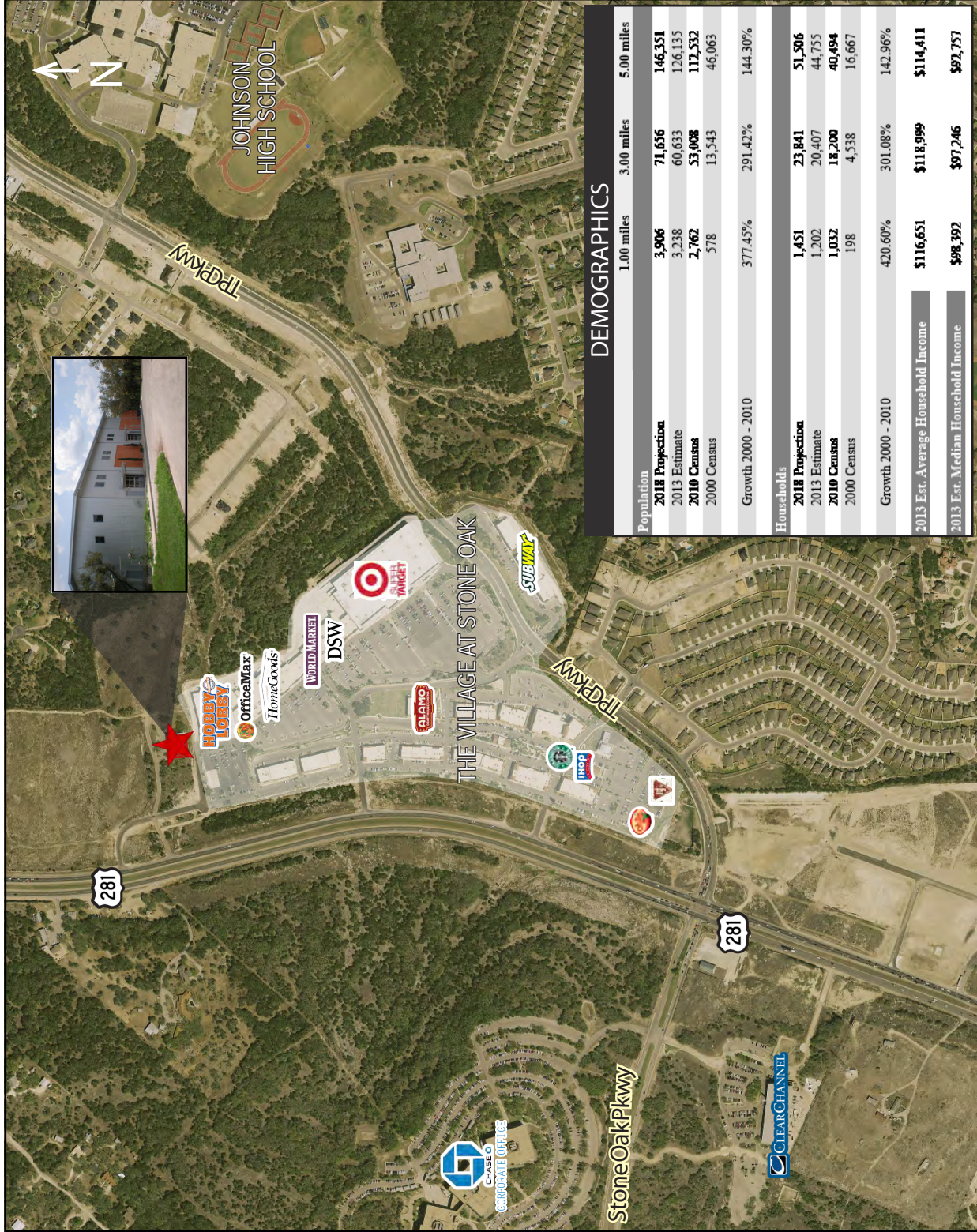
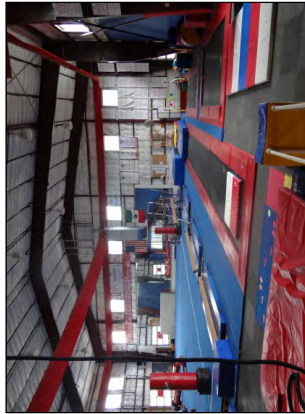
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



23132 US HIGHWAY 281 NORTH

Aerial / Demographics



DEMOGRAPHICS

	1.00 miles	3.00 miles	5.00 miles
Population			
2018 Projection	3,906	71,636	146,331
2013 Estimate	3,238	60,633	126,135
2010 Census	2,762	53,008	112,532
2000 Census	578	13,543	46,063
Growth 2000 - 2010	377.45%	291.42%	144.30%
Households			
2018 Projection	1,451	23,841	51,506
2013 Estimate	1,202	20,407	44,755
2010 Census	1,032	18,200	40,494
2000 Census	198	4,538	16,667
Growth 2000 - 2010	420.60%	301.08%	142.96%
2013 Est. Average Household Income	\$116,651	\$118,999	\$114,411
2013 Est. Median Household Income	\$98,392	\$97,246	\$92,757

CONTACT INFO:

ENDURA
ADVISORY GROUP
commercial real estate solutions

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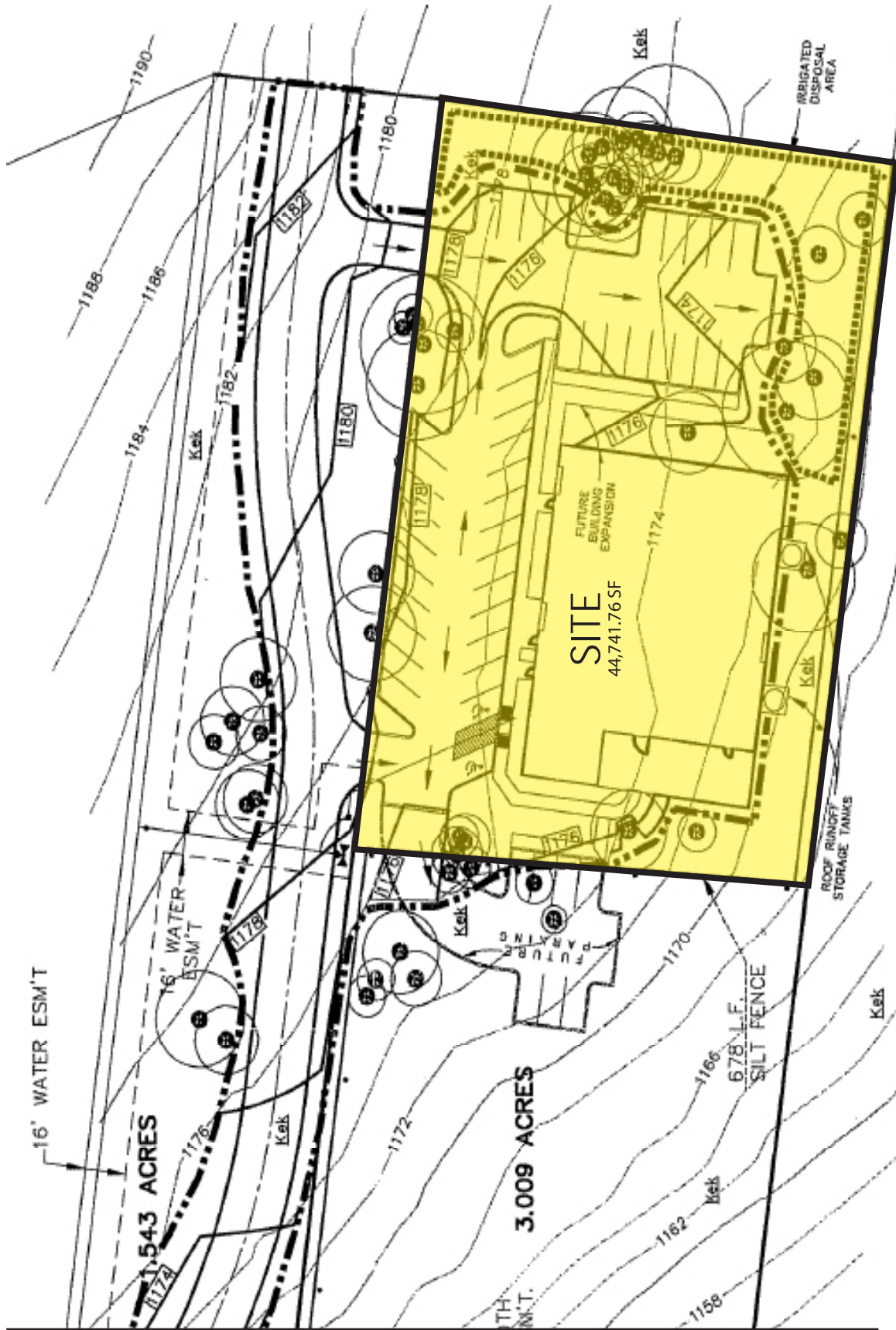
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Site Survey



US HWY
281



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Held	319600	dheld@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Albert McNeel	451316	amcneel@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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